



Revised March 8, 2021

4185-7

Carla Nixon, Town Planner  
Town of Cumberland  
290 Tuttle Road  
Cumberland, Maine 04021

**Re: Proposed RR2 Subdivision – Planning Board Workshop**  
**ROSS ESTATES**  
**BLANCHARD ROAD EXTENSION, CUMBERLAND**  
**Tax Map R08, Lot 68I**

Dear Ms. Nixon:

On behalf of Stonewood Land, LLC (Applicant), Sitelines, PA is pleased to submit the enclosed Preliminary Subdivision Plans for the development of a three (3) lot subdivision on Blanchard Road Extension in Cumberland. This letter is intended to summarize the project in order to facilitate the review process at the Planning Board Workshop.

**PROPERTY**

The applicant owns a parcel of land located along a private right-of-way off Blanchard Road Extension. The parcel is identified as Tax Map R08, Lot 68I on the Town of Cumberland Tax Maps. The parcel contains 12.41± acres and has frontage on the private right-of-way. The site has not been previously developed and consists mostly of forested area. Existing features on the site include rock walls, streams, trails, wetlands, and a vernal pool. Wetlands were delineated by Albert Frick Associates in May 2020. The property is located in the Rural Residential 2 (RR2) Zoning District and outside the limits of any Town Overly Zones. Single-family detached dwellings is a permitted use the RR2 zoning district.

The site includes two types of high-value conservation areas that have been noted in the enclosed plans. The entire site is wooded and presumed to be a native, healthy forest. Two (2) existing trails pass through the site that have connectivity to Town and/or conservation lands. The site is not a known habitat for endangered or threatened species or significant wildlife habitat. The site does not include significant natural features or scenic views, historical/archaeological sites, or prime agricultural land. The site is not within the 100-year flood plan nor any resource protection district.

Gross Acreage:	540,475 s.f.	=	12.41	acres
Slopes (20%):	0 s.f.	=	0.00	acres
Wetlands:	38,475 s.f.	=	0.88	acres
100yr Flood:	0 s.f.	=	0.00	acres
Rights-Of-Way:	0 s.f.	=	0.00	acres
Rp District:	0 s.f.	=	0.00	acres
<hr/>				
Net Residential Acreage:	502,000 s.f.	=	11.52	acres

**SITE DESIGN**

The proposed subdivision consists of dividing the existing lot into three (3) residential lots and an area of proposed private right-of-way. The proposed lots are backlots with access via a proposed private right-of-way. It is anticipated that impacts to the existing wetlands and vernal pool habitat will necessitate a Maine Department of Environmental Protection (MDEP) Natural Resources Protection Act (NRPA) Permit by Rule (PBR).

In accordance with Section 250-14 of the Town Ordinance, two options for the proposed subdivision are enclosed, including the Conservation and Traditional Subdivision options. All plans show the locations of the natural features of the site and the locations of the passing test pits for the future subsurface wastewater disposal systems.

*TRADITIONAL SUBDIVISION OPTION*

The enclosed Traditional Subdivision Option has been designed in accordance with *SECTION 250-12 TRADITIONAL SUBDIVISION STANDARDS* of the Town Ordinance. The layout was designed to preserve the natural features of the site while siting the proposed building windows adjacent to the passing test pits for the future subsurface wastewater disposal systems. The Traditional Option also includes three (3) lots and a private right-of-way. The proposed 36’ private right-of-way encompasses 0.23 acres. The Net Residential Acreage of the site is approximately 11.29 acres when accounting for the existing wetlands and right-of-way. The density is determined by the minimum lot size in the zone, which is a 2-acre minimum lot size in the RR2 district. Proposed Lots A, B, & C encompass 4.52 acres, 3.86 acres, and 3.79 acres, respectively. The layout includes a buffer of 75’ around the perimeter of the existing lot and proposed subdivision.

Gross Acreage:	540,475 s.f.	=	12.41	acres
Slopes (20%):	0 s.f.	=	0.00	acres
Wetlands:	38,475 s.f.	=	0.88	acres
100yr Flood:	0 s.f.	=	0.00	acres
Rights-Of-Way:	10,148 s.f.	=	0.23	acres
Rp District:	0 s.f.	=	0.00	acres
<hr/>				
Net Residential Acreage:	491,852 s.f.	=	11.29	acres



The building envelopes for the Traditional Subdivision have been sited to preserve the natural features of the site and permitting requirements for the wetlands, stream setbacks, and vernal pool habitat necessitate the preservation of these features. Connectivity for the existing trails will be retained.

### *CONSERVATION SUBDIVISION OPTION*

The enclosed Conservation Subdivision Option has been designed in accordance with *Section 250-6 CONSERVATION SUBDIVISION STANDARDS* of the Town Ordinance. The layout was designed to preserve the natural features of the site and to prioritize conservation of “high value conservation areas” while siting the proposed building windows adjacent to the passing test pits for the future subsurface wastewater disposal systems. The Conservation Option includes three (3) lots, a private right-of-way, and Open Space. In accordance with the Conservation Subdivision open space requirement, the Open Space encompasses a total of 6.52 acres, or 53%, of the 12.41-acre total parcel. The proposed 36’ private right-of-way encompasses 0.23 acres. The Net Residential Acreage of the site is approximately 11.29 acres when accounting for the existing wetlands and right-of-way. The maximum number of lots allowed is the net residential acreage divided by the 2-acre minimum lot size in the RR2 district, or 5.65 lots. The minimum lot size is calculated at 50% of the gross acreage divided by the maximum number of lots allowed, or 1.10 acres. Proposed Lots A, B, & C encompass 1.91 acres, 1.85 acres, and 1.89 acres, respectively. The layout includes a buffer of 75’ around the perimeter of the existing lot and proposed subdivision.

Gross Acreage:	540,475 s.f.	=	12.41 acres
Slopes (20%):	0 s.f.	=	0.00 acres
Wetlands:	38,475 s.f.	=	0.88 acres
100yr Flood:	0 s.f.	=	0.00 acres
Rights-Of-Way:	10,148 s.f.	=	0.23 acres
Rp District:	0 s.f.	=	0.00 acres
Net Residential Acreage:	491,852 s.f.	=	11.29 acres

Maximum Number of Lots Allowed:  $11.29 \text{ acres} / 2 \text{ acres} = 5.65 \text{ Lots}$

Minimum Lot Size:  $50\% \text{ of Gross Acreage} / \text{Maximum Number of Lots Allowed}$   
 $6.21 \text{ acres} / 5.65 \text{ lots} = \underline{1.10 \text{ acres}}$

The building envelopes for the Conservation Subdivision have also been sited to preserve the natural features of the site and permitting requirements for the wetlands, stream setbacks, and vernal pool habitat necessitate the preservation of these features. Connectivity for the existing trails will be retained.



**SUMMARY**

The Traditional Subdivision concept is the Applicant's preferred option. Both the Traditional Subdivision layout and Conservation Subdivision layout result in three (3) lots with similarly-sized building windows. The natural features are preserved in both of the options and the trail connectivity will be maintained in both options. The ability to develop larger areas on the lots is prevented by the environmental constraints and the 75' perimeter buffer around the site. The Conservation Subdivision option provides no advantage, and the client prefers the larger lot areas of the Traditional Subdivision concept.

We look forward to presenting the project to the Planning Board at the workshop on March 16, 2021. Should you have any questions, please call or contact me at [kclark@sitelinespa.com](mailto:kclark@sitelinespa.com).

Very truly yours,

*Kevin P. Clark*

Kevin P. Clark, PLS  
President

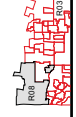
Enclosures

cc: Nathaniel Ross, Stonewood Land, LLC





**Cumberland Tax Map  
R08**  
Map updated to: April 1, 2018



Index  
Map

### Town of Cumberland, Maine



Legend  
R08 parcels  
Parcel boundaries  
Parcel numbers  
Parcel names  
Parcel colors  
Parcel patterns  
Parcel shapes

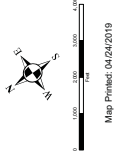
Maps Prepared by:  
**Spatial  
Solutions**  
www.spatial-solutions.com  
207.866.2229  
The Staff are available for assistance and support.  
Boundary locations are approximate and should not be used for conveyance of property.

# Official Zoning Map Cumberland, Maine

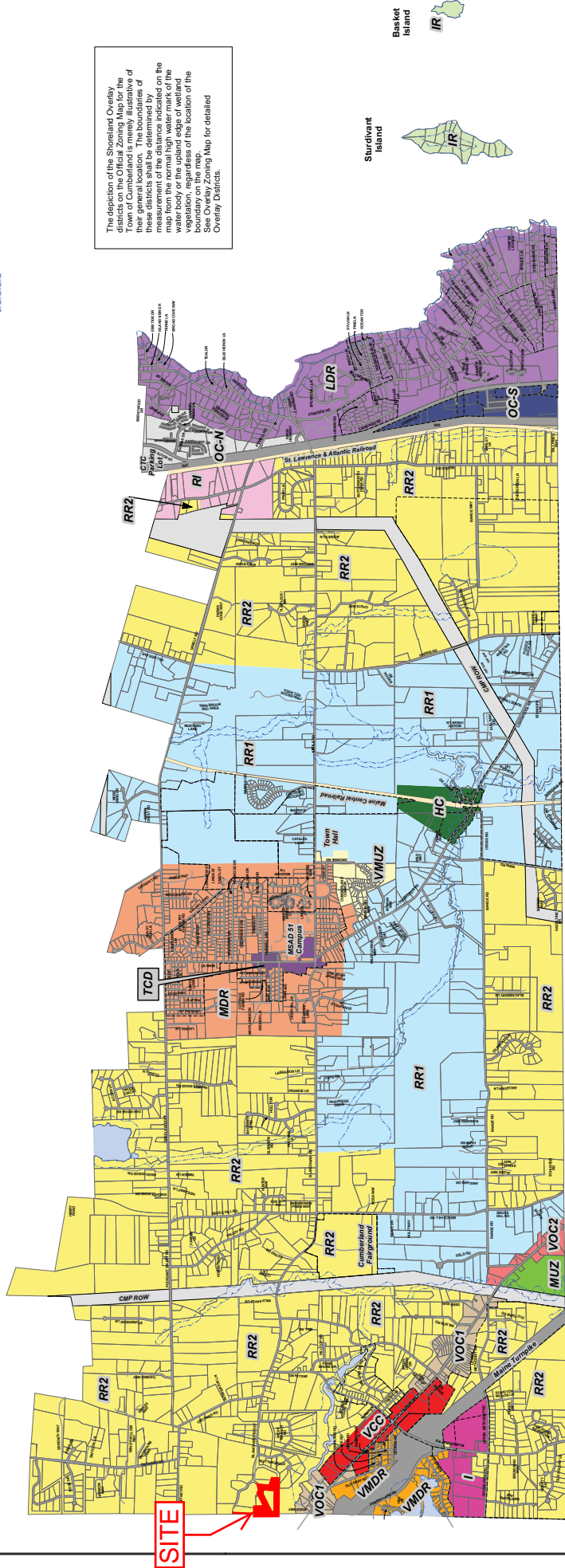
I certify this to be a true copy of the  
Official Zoning Map, as amended by  
vote of the Town Council.

**Town Clerk**

Adopted: 01/25/1988  
 Amended: 04/30/2008  
 Amended: 02/23/2009  
 Amended: 07/02/2009  
 Amended: 10/10/2011  
 Amended: 10/09/2012  
 Amended: 02/25/2013  
 Amended: 01/24/2019  
 Amended: 04/28/2014  
 Amended: 09/17/2015  
 Amended: 05/02/2017  
 Amended: 12/19/2018  
 Amended: 01/14/2019  
 Amended: 07/28/2015



Town Center District	Village Center Commercial	Rural Residential 2
Industrial	Village Office Commercial 1	Medium Density Residential
Rural Industrial	Village Office Commercial 2	Village Medium Density Residential
Highway Commercial	Village Mixed Use	Low Density Residential
Office Commercial (North)	Mixed Use	Island Residential
Office Commercial (South)	Rural Residential 1	Overlay Zones
		Shoreland Zoning



The decision of the Shoreland Overlay districts on the Official Zoning Map for the Town of Cumberland is merely illustrative of their general location. The boundaries of the Shoreland Overlay districts are measured from the normal high water mark of the water body or the upland edge of wetland from the map to the maps of the location of the boundary on the maps of the location of the water body or the upland edge of wetland. See Overlay Zoning Map for detailed Overlay Districts.



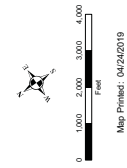
# Official Overlay Zoning Map Cumberland, Maine

I certify this to be a true copy of the  
Official Zoning Map as amended by  
vote of the Town Council.

### Town Clerk

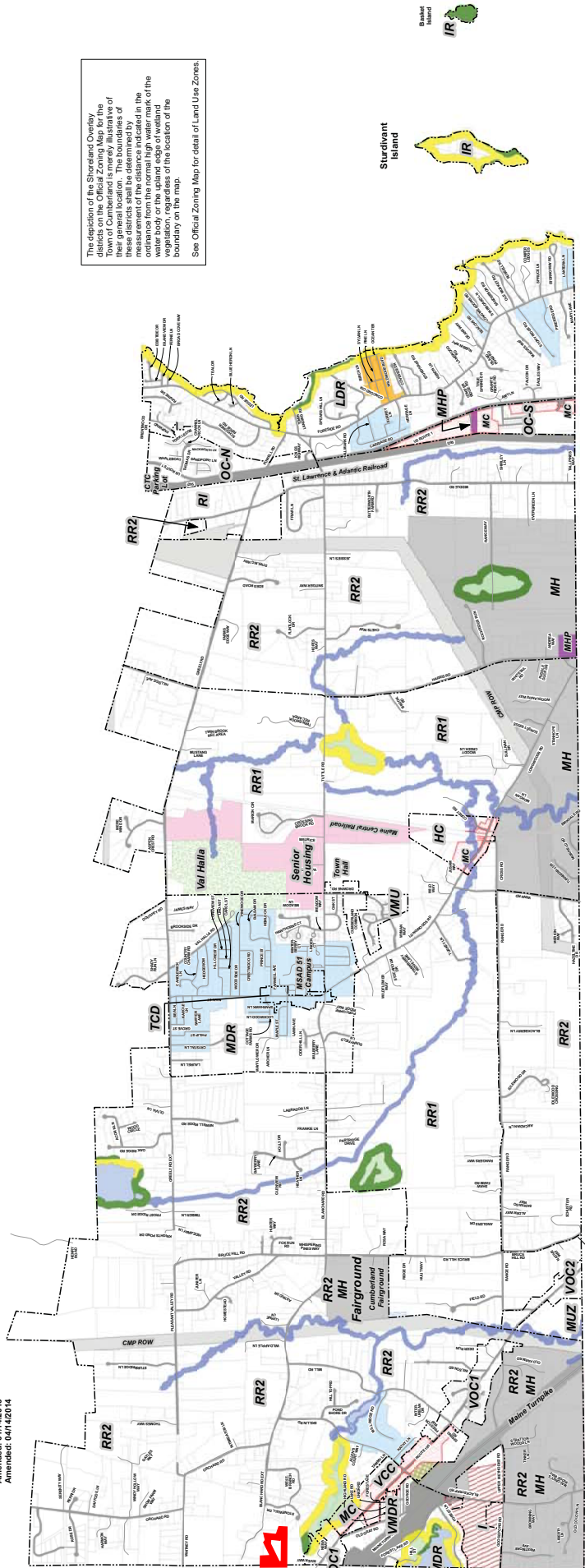
Adopted: 01/25/1999  
Amended: 08/14/2015  
Amended: 06/22/2009  
Amended: 04/11/2011  
Amended: 12/10/2018  
Amended: 10/10/2011  
Amended: 05/17/2013  
Amended: 01/14/2013  
Amended: 04/14/2014

- |                      |  |  |                                     |
|----------------------|--|--|-------------------------------------|
|                      | West Cumberland Field Rec Facility Overlay |  | Senior Housing                      |
|                      | Setback Overlay 1                          |  | West Cumberland Housing             |
|                      | Setback Overlay 2                          |  | Medical Caregiver (MC)              |
|                      | Manufactured Housing (MH)                  |  | Fairgrounds Overlay                 |
|                      | Mobile Home Park (MHP)                     |  | Vai Halla Golf & Rec Center Overlay |
| ----- Land Use Zones |  |  |                                     |

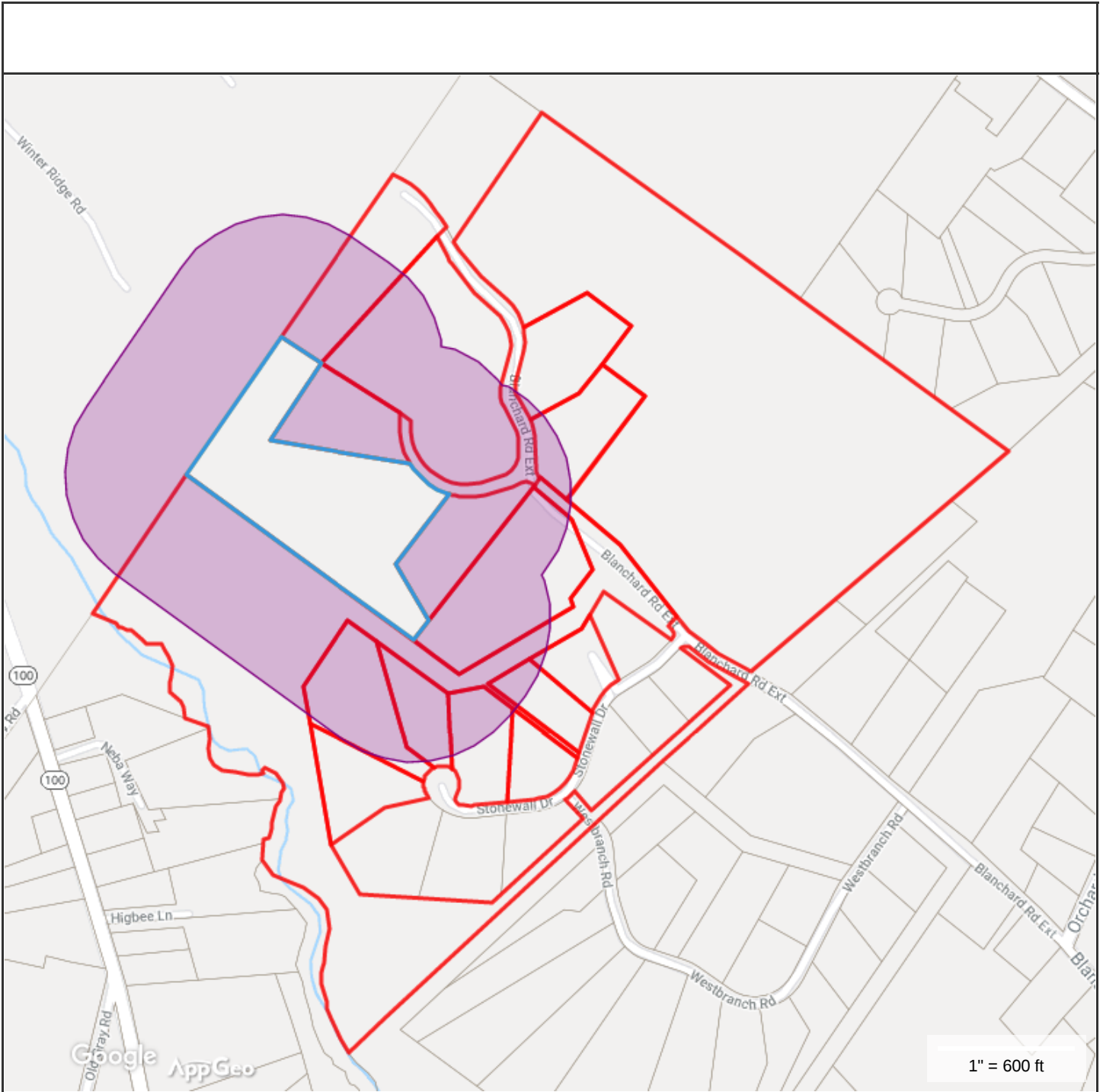


Map Printed: 04/24/2019

The depiction of the Shoreland Overlay districts on the Official Zoning Map for the Cumberland, Maine is based on the general location. The boundaries of these districts shall be determined by the location of the water body, the distance from the normal high water mark of the water body or the upland edge of wetland vegetation, regardless of the location of the boundary on the map.  
See Official Zoning Map for details of Land Use Zones.



**SITE**



**Property Information**

**Property ID** 0R08 006810000  
**Location** BLANCHARD RD EXT  
**Owner** PIAMPANO ROBERT J



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

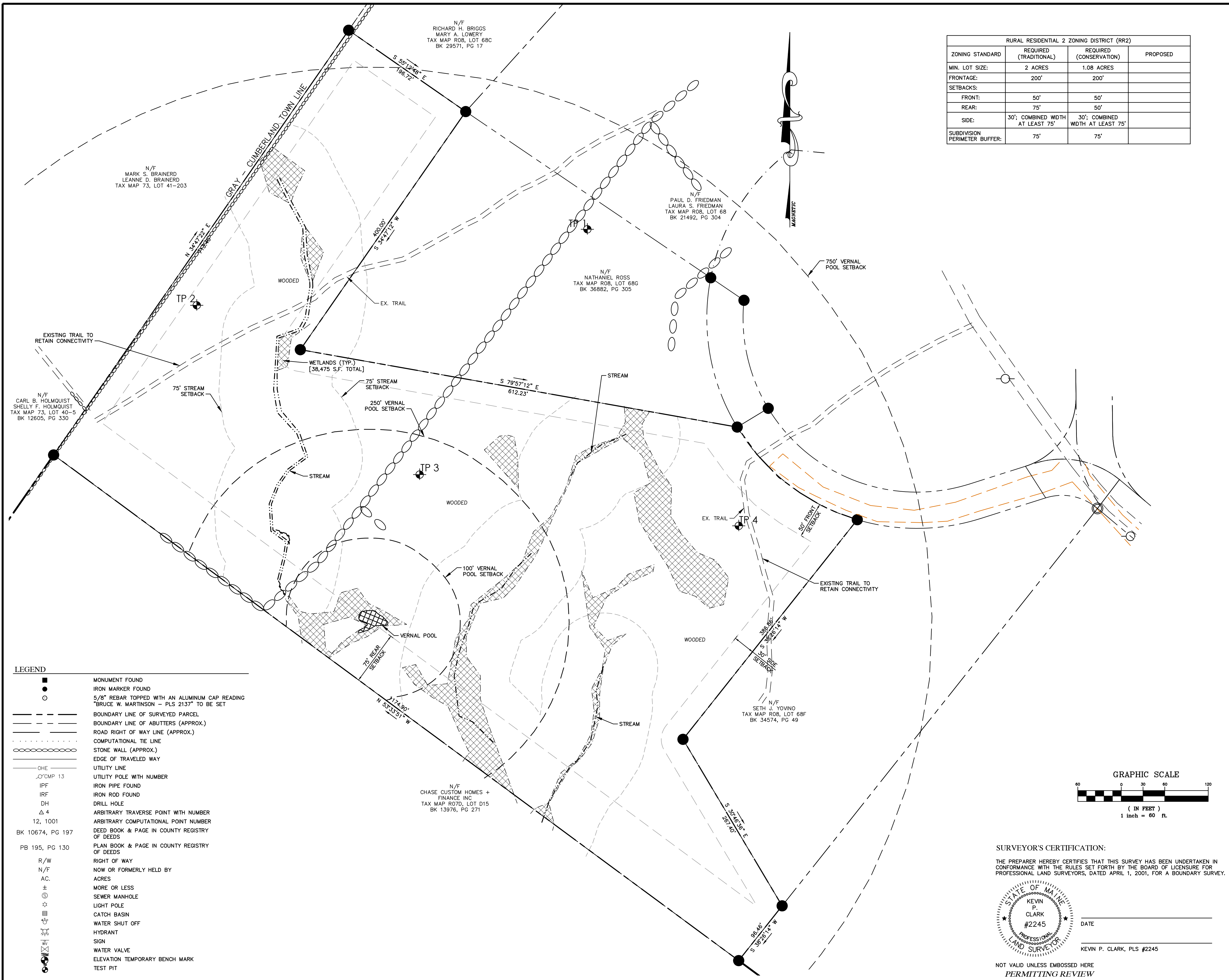
Town of Cumberland, ME makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 6/10/2020  
Data updated monthly (see property record card)

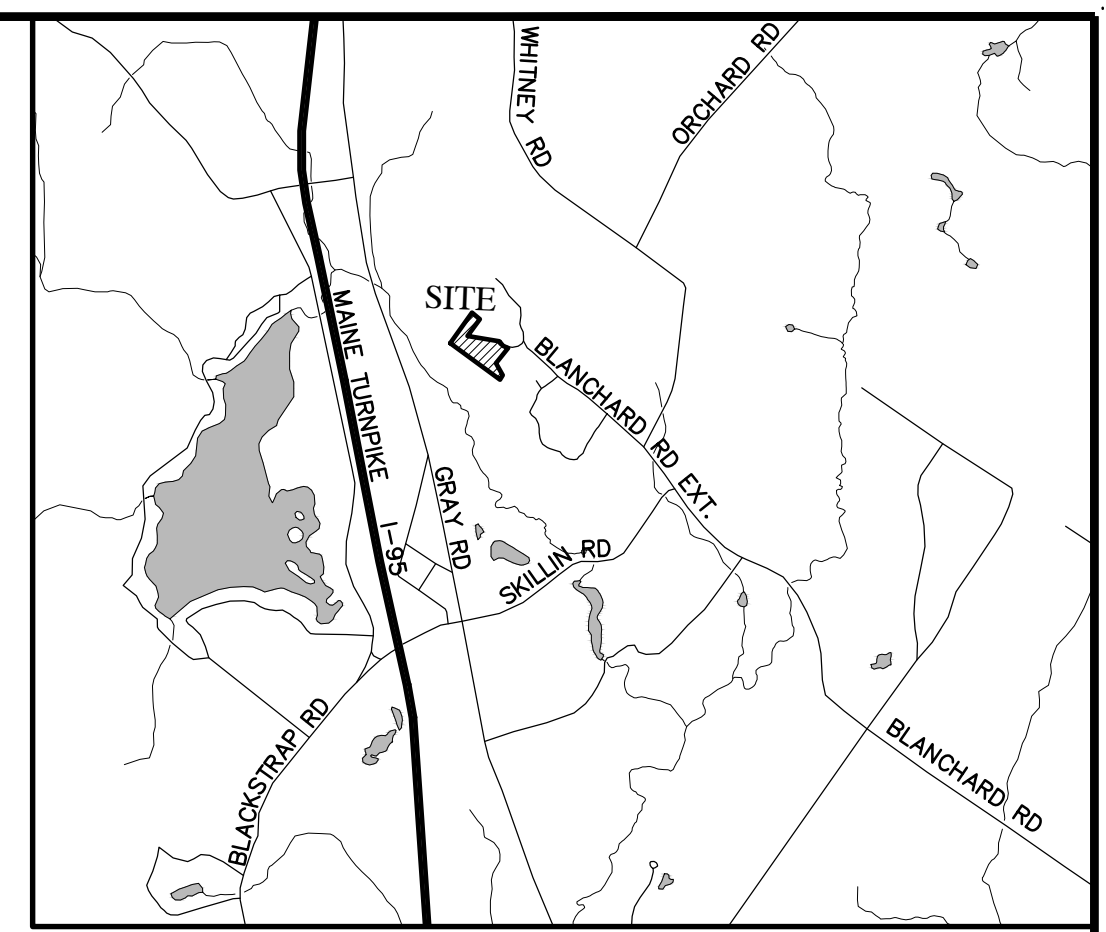


500-ft Abutters  
Proposed Subdivision  
Ross Estates, Blanchard Road Extension, Cumberland

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
	372 BLANCHARD ROAD	FRIEDMAN PAUL D	FRIEDMAN LAURA S	372 BLANCHARD ROAD	CUMBERLAND	ME	04021
	365 BLANCHARD RD	MCCORMACK SUZANNE L - TRUSTEE*		365 BLANCHARD ROAD	CUMBERLAND CTR	ME	04021
	366 BLANCHARD ROAD	JONES CASSANDRA M	JONES SCOTT A	366 BLANCHARD ROAD EXT	CUMBERLAND	ME	04021-3211
	412 BLANCHARD RD EXT	BRIGGS RICHARD H	LOWERY MARY A	412 BLANCHARD ROAD EXT	CUMBERLAND	ME	04021
	371 BLANCHARD ROAD	KALINICH BEATRICE	KALINICH JEFFREY	371 BLANCHARD ROAD	CUMBERLAND	ME	04021
	379 BLANCHARD ROAD	WILDES BRUCE S	WILDES NANCY J S	P O BOX 54	CUMBERLAND	ME	04021
	BLANCHARD RD	YOVINO, SETH J		16 HATHORN POINT RD	TENANTS HARBOR	ME	04860
	BLANCHARD RD	PIAPIANO BRENDA T		3 HIGH STREET	BRUNSWICK	ME	04011-1909
	58 STONEWALL DRIVE	BARTO L CASEY	BARTO D ALISON	58 STONEWALL DR	CUMBERLAND	ME	04021
	60 STONEWALL DRIVE	BECHEN, JAMES L	BECHEN, LAUREN L	60 STONEWALL DRIVE	CUMBERLAND	ME	04021
	57 STONEWALL DRIVE	CLARK BRADLEY C	CLARK ELIZABETH M	57 STONEWALL DRIVE	CUMBERLAND	ME	04021
	45 STONEWALL DRIVE	ZAMBERNARDI AILEEN M		45 STONEWALL DRIVE	CUMBERLAND	ME	04021
	BLANCHARD RD EXT	CHASE CUSTOM HOMES + FINANCE INC		290 BRIDGTON ROAD SUITE 2	WESTBROOK	ME	04092
	33 STONEWALL DRIVE	AUFIERO LARRY J	AUFIERO CHRISTINE	33 STONEWALL DRIVE	CUMBERLAND CTR	ME	04021
	21 STONEWALL DRIVE	MARCIULIONIS, VYTAUTAS	LANCARICOVA, LENKA	21 STONEWALL DR	CUMBERLAND CTR	ME	04021
	15 STONEWALL DRIVE	PETZAL DAVID E	PETZAL ARLENE A	15 STONEWALL DRIVE	CUMBERLAND	ME	04021



RURAL RESIDENTIAL 2 ZONING DISTRICT (RR2)			
ZONING STANDARD	REQUIRED (TRADITIONAL)	REQUIRED (CONSERVATION)	PROPOSED
MIN. LOT SIZE:	2 ACRES	1.08 ACRES	
FRONTAGE:	200'	200'	
SETBACKS:			
FRONT:	50'	50'	
REAR:	75'	50'	
SIDE:	30'; COMBINED WIDTH AT LEAST 75'	30'; COMBINED WIDTH AT LEAST 75'	
SUBDIVISION PERIMETER BUFFER:	75'	75'	



LOCATION MAP  
NOT TO SCALE

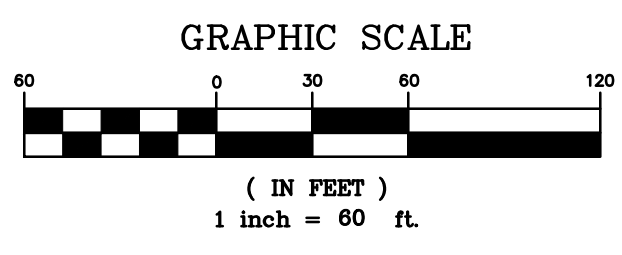
**NOTES:**

- TITLE REFERENCE FOR SURVEYED PARCEL:**  
BK 36884, PG 28
- PLAN REFERENCE(S):**
  - PLAN ENTITLED, "PLAN OF LAND AND RIGHTS SOLD TO NATHANIEL ROSS & ROSS ENTITIES BY BRENDA AND ROBERT PIAMPANO", DATED SEPTEMBER 15, 2020 BY CUMBERLAND BOUNDARY SURVEY, PLLC.
  - PLAN ENTITLED, "WETLAND DELINEATION PLAN PREPARED FOR NATE ROSS (N/F PIAMPANO), BLANCHARD ROAD EXT, CUMBERLAND, MAINE", DATED MAY 8, 2020 BY ALBERT FRICK ASSOCIATES, INC.
- AREA INFORMATION:**  
540,475 S.F. (12.41 ACRES)
- TAX MAP REFERENCE:**  
TAX MAP R08, LOT 68I.
- BASIS OF BEARINGS:**  
BEARINGS ARE MAGNETIC AND ARE BASED ON HAND COMPASS BEARINGS ALONG RANDOM TRAVERSE LINES.
- DENSITY CALCULATIONS:**  
GROSS ACREAGE: 540,475 S.F. (12.41 AC.)  
SLOPES (20%): 0 S.F. (0 AC.)  
WETLANDS: 38,475 S.F. (0.88 AC.)  
100YR FLOOD: 0 S.F. (0 AC.)  
RIGHTS-OF-WAY: 0 S.F. (0 AC.)  
RP DISTRICT: 0 S.F. (0 AC.)  
NET RESIDENTIAL ACREAGE: 502,000 S.F. (11.52 AC.)

ADDRESS OF RECORD OWNER:  
STONEWOOD LAND, LLC  
8 ROBERTS STREET  
FALMOUTH, MAINE 04105

**LEGEND**

■	MONUMENT FOUND
●	IRON MARKER FOUND
○	5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON - PLS 2137" TO BE SET
---	BOUNDARY LINE OF SURVEYED PARCEL
- - -	BOUNDARY LINE OF ABUTTERS (APPROX.)
---	ROAD RIGHT OF WAY LINE (APPROX.)
.....	COMPUTATIONAL TIE LINE
⊖	STONE WALL (APPROX.)
---	EDGE OF TRAVELED WAY
---	UTILITY LINE
○CMP 13	UTILITY POLE WITH NUMBER
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
DH	DRILL HOLE
△ 4	ARBITRARY TRAVERSE POINT WITH NUMBER
12, 1001	ARBITRARY COMPUTATIONAL POINT NUMBER
BK 10674, PG 197	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
PB 195, PG 130	PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY HELD BY
AC.	ACRES
±	MORE OR LESS
⊙	SEWER MANHOLE
⊙	LIGHT POLE
⊙	CATCH BASIN
⊙	WATER SHUT OFF
⊙	HYDRANT
⊙	SIGN
⊙	WATER VALVE
⊙	ELEVATION TEMPORARY BENCH MARK
⊙	TEST PIT




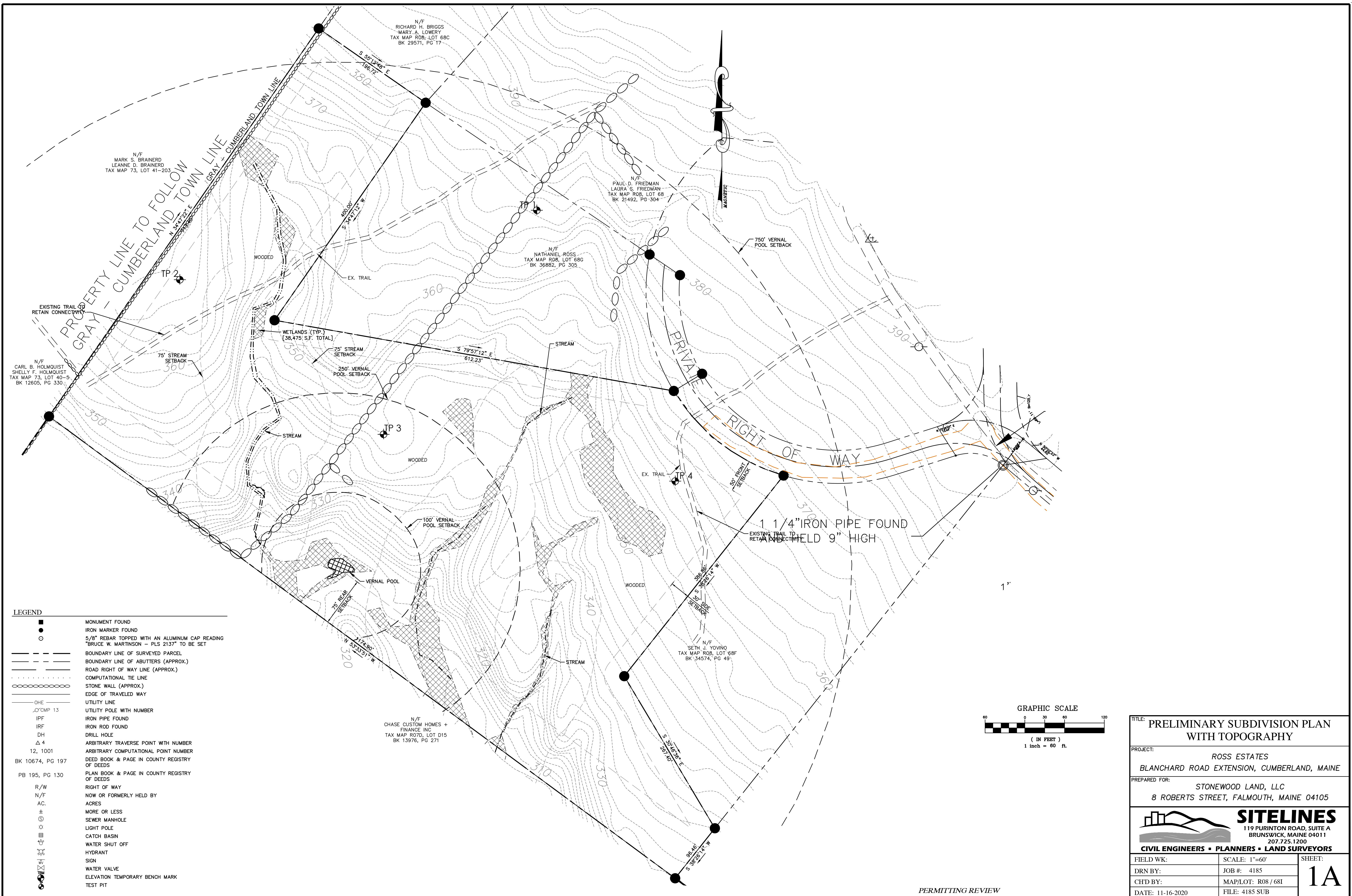
**SURVEYOR'S CERTIFICATION:**  
THE PREPARER HEREBY CERTIFIES THAT THIS SURVEY HAS BEEN UNDERTAKEN IN CONFORMANCE WITH THE RULES SET FORTH BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, DATED APRIL 1, 2001, FOR A BOUNDARY SURVEY.



DATE \_\_\_\_\_  
KEVIN P. CLARK, PLS #2245

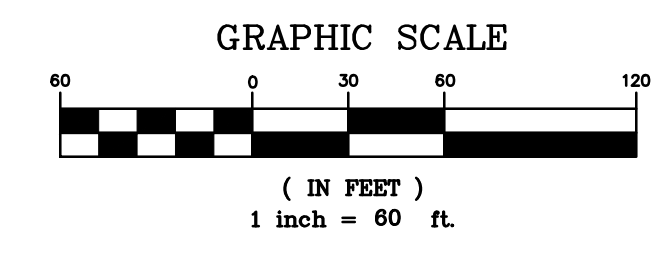
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PERMITTING REVIEW

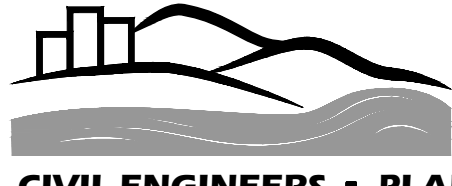
<b>TITLE:</b> PRELIMINARY SUBDIVISION PLAN	
<b>PROJECT:</b> ROSS ESTATES BLANCHARD ROAD EXTENSION, CUMBERLAND, MAINE	
<b>PREPARED FOR:</b> STONEWOOD LAND, LLC 8 ROBERTS STREET, FALMOUTH, MAINE 04105	
 <b>CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS</b> 119 PURINTON ROAD, SUITE A BRUNSWICK, MAINE 04011 207.725.1200	
FIELD WK:	SCALE: 1"=60'
DRN BY:	JOB #: 4185
CH'D BY:	MAP/LOT: R08 / 68I
DATE: 11-16-2020	FILE: 4185 SUB
<b>1</b>	



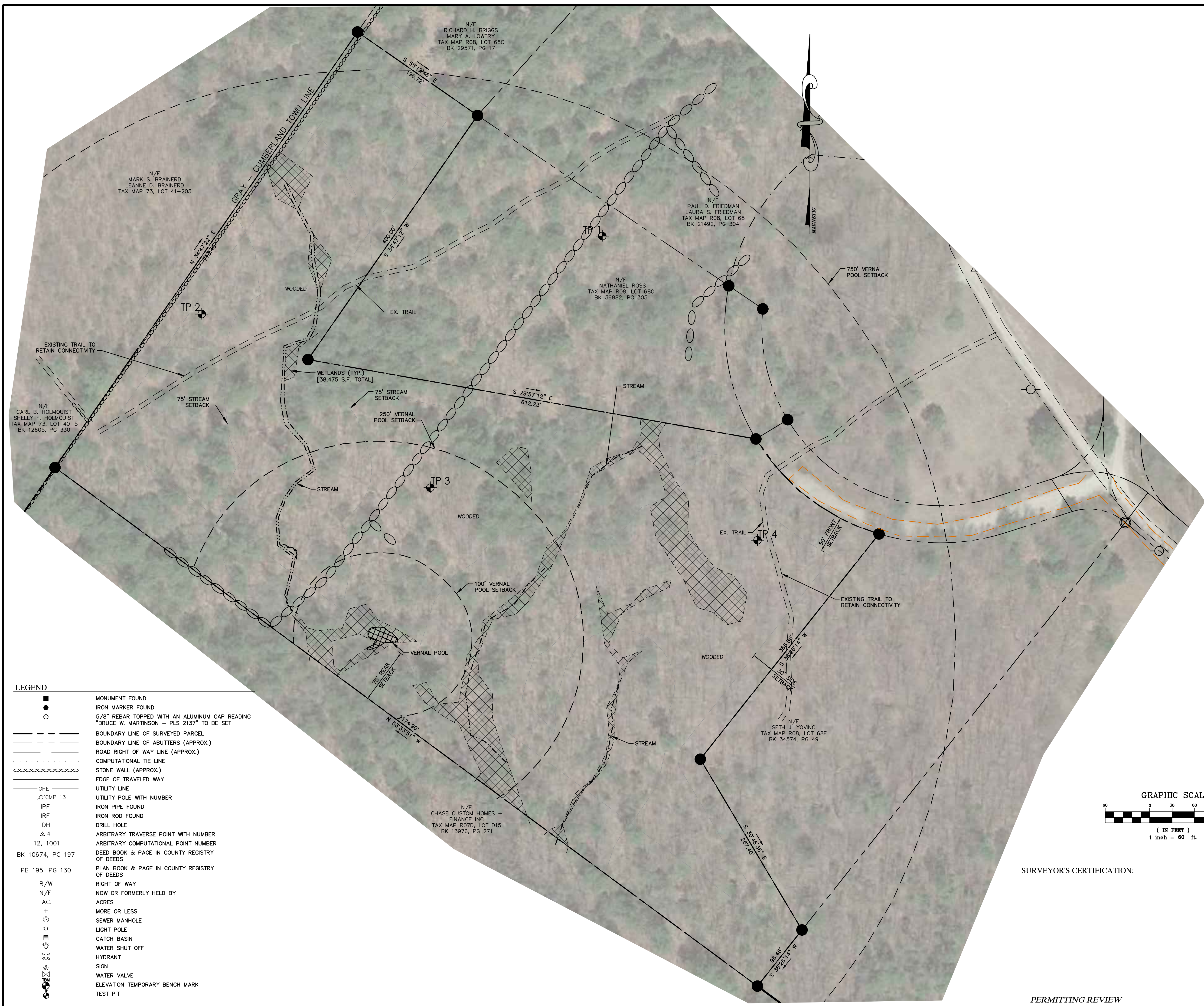
**LEGEND**

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---	BOUNDARY LINE OF SURVEYED PARCEL
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○C/MP 13	UTILITY POLE WITH NUMBER
IPF	IRON PIPE FOUND
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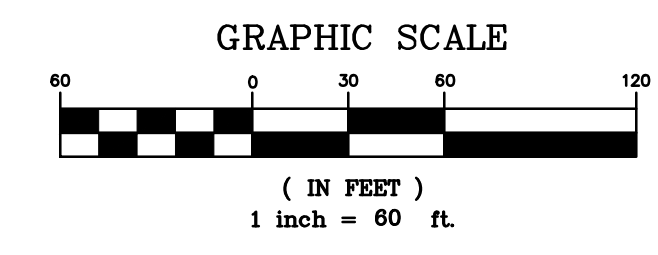
<b>TITLE:</b> PRELIMINARY SUBDIVISION PLAN WITH TOPOGRAPHY	
<b>PROJECT:</b> ROSS ESTATES BLANCHARD ROAD EXTENSION, CUMBERLAND, MAINE	
<b>PREPARED FOR:</b> STONEWOOD LAND, LLC 8 ROBERTS STREET, FALMOUTH, MAINE 04105	
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<b>FIELD WK:</b>	<b>SCALE:</b> 1"=60'
<b>DRN BY:</b>	<b>JOB #:</b> 4185
<b>CH'D BY:</b>	<b>MAP/LOT:</b> R08 / 681
<b>DATE:</b> 11-16-2020	<b>FILE:</b> 4185 SUB
<b>1A</b>	

PERMITTING REVIEW




**LEGEND**

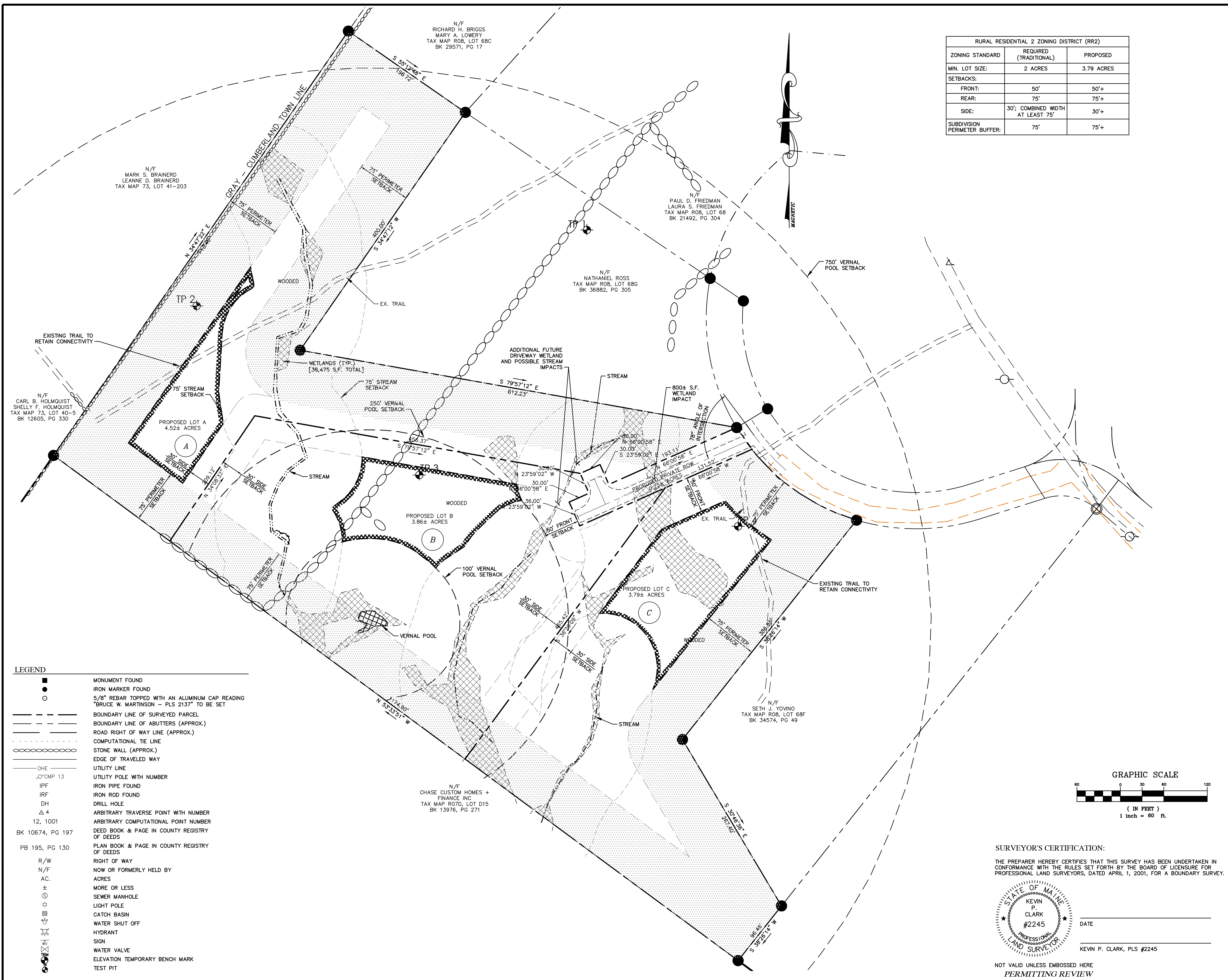
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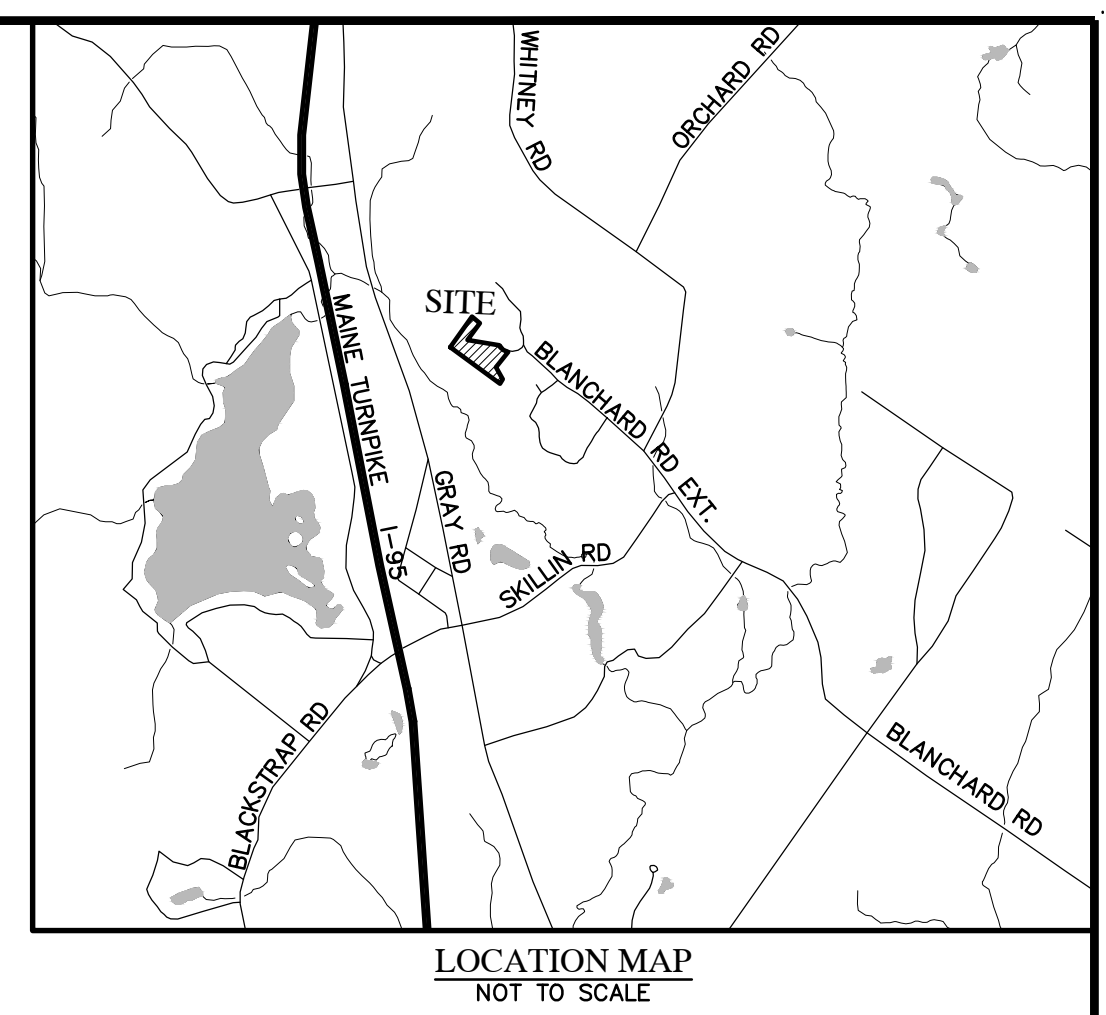
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PROJECT: ROSS ESTATES BLANCHARD ROAD EXTENSION, CUMBERLAND, MAINE	
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 <b>SITELINES</b> 119 PURINTON ROAD, SUITE A BRUNSWICK, MAINE 04011 207.725.1200 <b>CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS</b>	
FIELD WK:	SCALE: 1"=60'
DRN BY:	JOB #: 4185
CH'D BY:	MAP/LOT: R08 / 68I
DATE: 11-16-2020	FILE: 4185 SUB
1B	



RURAL RESIDENTIAL 2 ZONING DISTRICT (RR2)		
ZONING STANDARD	REQUIRED (TRADITIONAL)	PROPOSED
MIN. LOT SIZE:	2 ACRES	3.79 ACRES
SETBACKS:		
FRONT:	50'	50'+
REAR:	75'	75'+
SIDE:	30'; COMBINED WIDTH AT LEAST 75'	30'+
SUBDIVISION PERIMETER BUFFER:	75'	75'+

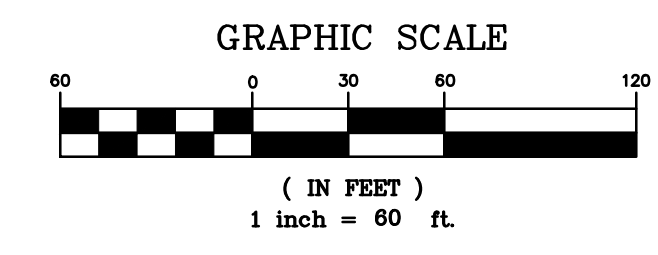


- NOTES:**
- TITLE REFERENCE FOR SURVEYED PARCEL:**  
BK 36884, PG 28
  - PLAN REFERENCE(S):**
    - a) PLAN ENTITLED, "PLAN OF LAND AND RIGHTS SOLD TO NATHANIEL ROSS & ROSS ENTITIES BY BRENDA AND ROBERT PIAMPANO", DATED SEPTEMBER 15, 2020 BY CUMBERLAND BOUNDARY SURVEY, PLLC.
    - b) PLAN ENTITLED, "WETLAND DELINEATION PLAN PREPARED FOR NATE ROSS (N/F PIAMPANO), BLANCHARD ROAD EXT, CUMBERLAND, MAINE", DATED MAY 8, 2020 BY ALBERT FRICK ASSOCIATES, INC.
  - AREA INFORMATION:**  
540,475 S.F. (12.41 ACRES)
  - TAX MAP REFERENCE:**  
TAX MAP R08, LOT 68I.
  - BASIS OF BEARINGS:**  
BEARINGS ARE MAGNETIC AND ARE BASED ON HAND COMPASS BEARINGS ALONG RANDOM TRAVERSE LINES.
  - DENSITY CALCULATIONS:**  
GROSS ACREAGE: 540,475 S.F. (12.41 AC.)  
SLOPES (20%): 0 S.F. (0 AC.)  
WETLANDS: 38,475 S.F. (0.88 AC.)  
100YR FLOOD: 0 S.F. (0 AC.)  
RIGHTS-OF-WAY: 10,148 S.F. (0.23 AC.)  
RP DISTRICT: 0 S.F. (0 AC.)  
NET RESIDENTIAL ACREAGE: 491,852 S.F. (11.29 AC.)

- = NO-CUT BUFFER
- = BUILDING ENVELOPES
- = WETLANDS
- = VERNAL POOL

NOTE: IMPACTS WITHIN THE 250' VERNAL POOL SETBACK AND IMPACTS TO WETLANDS WILL REQUIRE A MAINE DEP NPRA PERMIT BY RULE. THE BUILDING ENVELOPES FOR LOT B AND LOT C AND THE DRIVEWAY FOR LOT A WILL BE LIMITED BY THE NPRA PERMIT.

- LEGEND**
- MONUMENT FOUND
  - IRON MARKER FOUND
  - 5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON - PLS 2137" TO BE SET
  - BOUNDARY LINE OF SURVEYED PARCEL
  - - - BOUNDARY LINE OF ABUTTERS (APPROX.)
  - ROAD RIGHT OF WAY LINE (APPROX.)
  - ..... COMPUTATIONAL TIE LINE
  - STONE WALL (APPROX.)
  - ===== EDGE OF TRAVELED WAY
  - O—O—O— UTILITY LINE
  - O—C—P—13 UTILITY POLE WITH NUMBER
  - IPF— IRON PIPE FOUND
  - IRF— IRON ROD FOUND
  - DH— DRILL HOLE
  - △ 4 ARBITRARY TRAVERSE POINT WITH NUMBER
  - 12, 1001 ARBITRARY COMPUTATIONAL POINT NUMBER
  - BK 10674, PG 197 DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
  - PB 195, PG 130 PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
  - R/W RIGHT OF WAY
  - N/F NOW OR FORMERLY HELD BY
  - AC. ACRES
  - ± MORE OR LESS
  - ⊙ SEWER MANHOLE
  - ⊙ LIGHT POLE
  - ⊙ CATCH BASIN
  - ⊙ WATER SHUT OFF
  - ⊙ HYDRANT
  - ⊙ SIGN
  - ⊙ WATER VALVE
  - ⊙ ELEVATION TEMPORARY BENCH MARK
  - ⊙ TEST PIT



**SURVEYOR'S CERTIFICATION:**  
THE PREPARER HEREBY CERTIFIES THAT THIS SURVEY HAS BEEN UNDERTAKEN IN CONFORMANCE WITH THE RULES SET FORTH BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, DATED APRIL 1, 2001, FOR A BOUNDARY SURVEY.

STATE OF MAINE  
KEVIN P. CLARK  
#2245  
PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_  
KEVIN P. CLARK, PLS #2245

NOT VALID UNLESS EMBOSSED HERE  
**PERMITTING REVIEW**

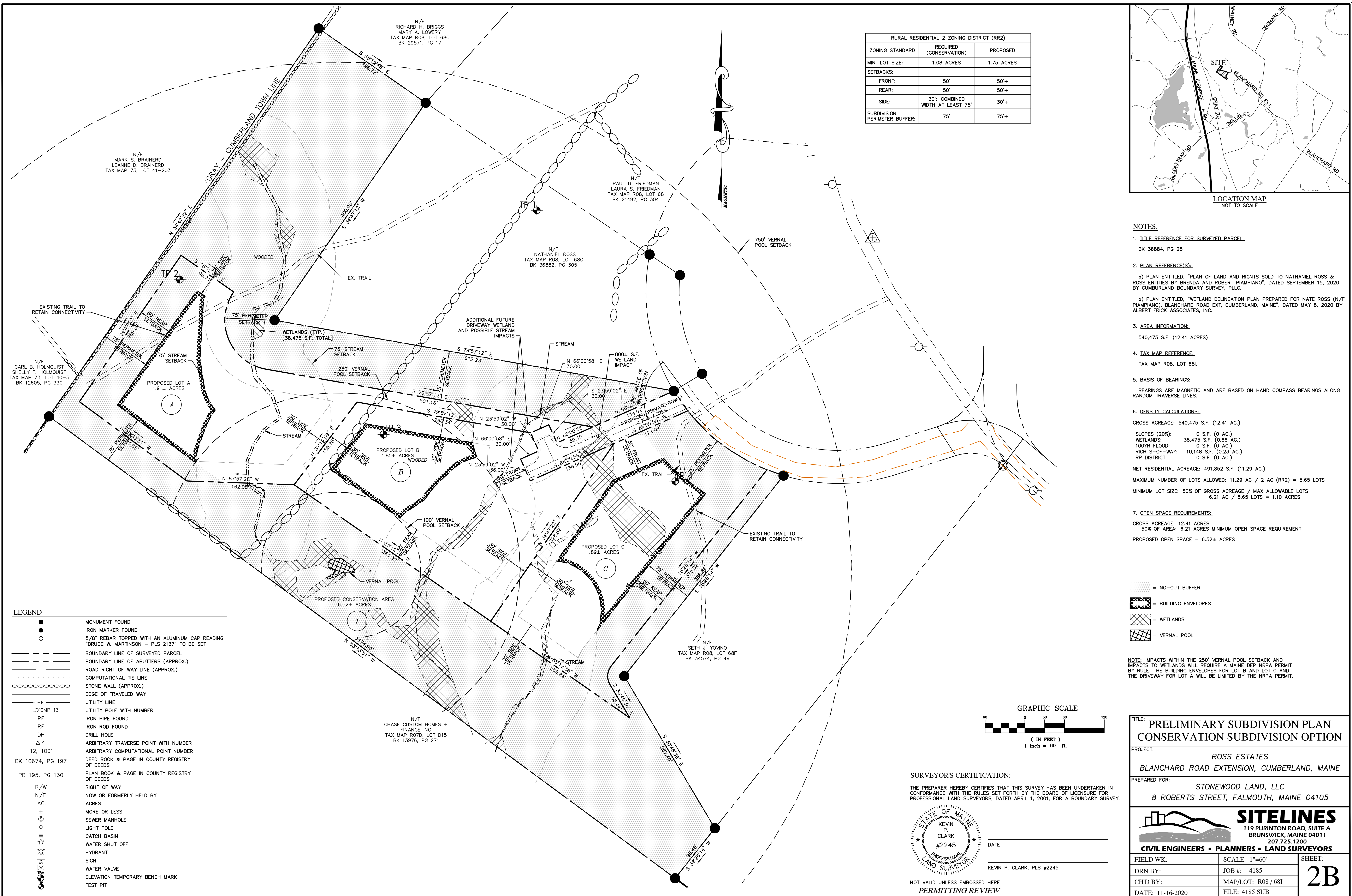
**TITLE:** PRELIMINARY SUBDIVISION PLAN  
TRADITIONAL SUBDIVISION OPTION

**PROJECT:** ROSS ESTATES  
BLANCHARD ROAD EXTENSION, CUMBERLAND, MAINE

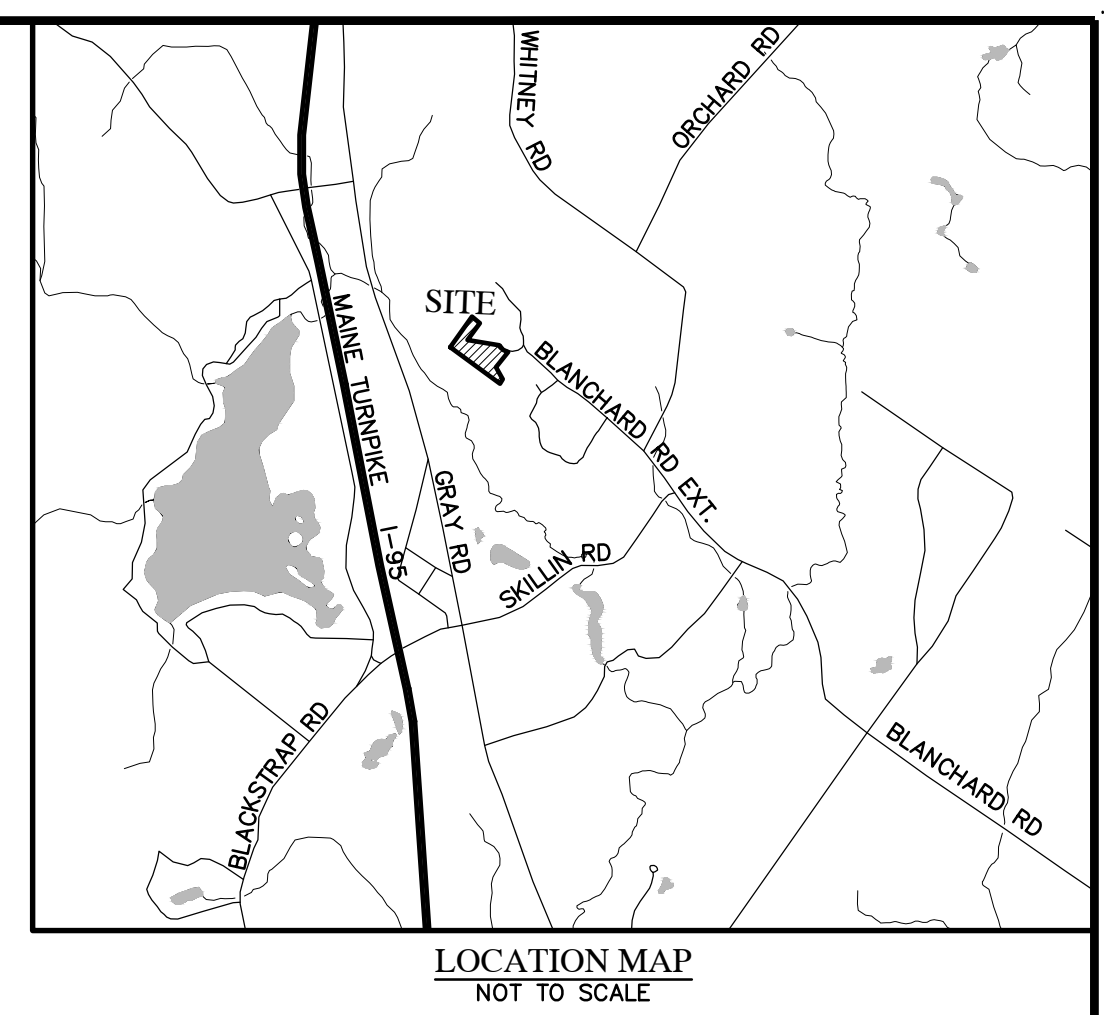
**PREPARED FOR:** STONEWOOD LAND, LLC  
8 ROBERTS STREET, FALMOUTH, MAINE 04105

**SITELINES**  
119 PURINTON ROAD, SUITE A  
BRUNSWICK, MAINE 04011  
207.725.1200  
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK:	SCALE: 1"=60'	SHEET:
DRN BY:	JOB #: 4185	<b>2A</b>
CH'D BY:	MAP/LOT: R08 / 68I	
DATE: 11-16-2020	FILE: 4185 SUB	



RURAL RESIDENTIAL 2 ZONING DISTRICT (RR2)		
ZONING STANDARD	REQUIRED (CONSERVATION)	PROPOSED
MIN. LOT SIZE:	1.08 ACRES	1.75 ACRES
SETBACKS:		
FRONT:	50'	50'+
REAR:	50'	50'+
SIDE:	30'; COMBINED WIDTH AT LEAST 75'	30'+
SUBDIVISION PERIMETER BUFFER:	75'	75'+

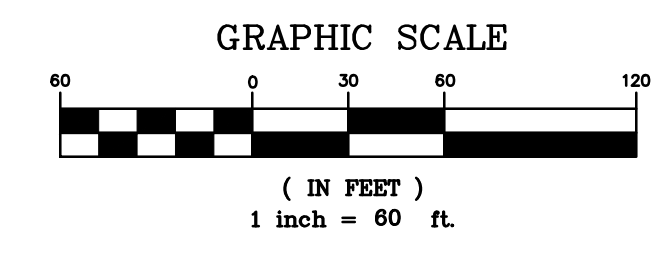


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  - AREA INFORMATION:**  
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  - TAX MAP REFERENCE:**  
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  - BASIS OF BEARINGS:**  
BEARINGS ARE MAGNETIC AND ARE BASED ON HAND COMPASS BEARINGS ALONG RANDOM TRAVERSE LINES.
  - DENSITY CALCULATIONS:**  
GROSS ACREAGE: 540,475 S.F. (12.41 AC.)  
SLOPES (20%): 0 S.F. (0 AC.)  
WETLANDS: 38,475 S.F. (0.88 AC.)  
100YR FLOOD: 0 S.F. (0 AC.)  
RIGHTS-OF-WAY: 10,148 S.F. (0.23 AC.)  
RP DISTRICT: 0 S.F. (0 AC.)  
NET RESIDENTIAL ACREAGE: 491,852 S.F. (11.29 AC.)  
MAXIMUM NUMBER OF LOTS ALLOWED: 11.29 AC / 2 AC (RR2) = 5.65 LOTS  
MINIMUM LOT SIZE: 50% OF GROSS ACREAGE / MAX ALLOWABLE LOTS  
6.21 AC / 5.65 LOTS = 1.10 ACRES
  - OPEN SPACE REQUIREMENTS:**  
GROSS ACREAGE: 12.41 ACRES  
50% OF AREA: 6.21 ACRES MINIMUM OPEN SPACE REQUIREMENT  
PROPOSED OPEN SPACE = 6.52± ACRES

- LEGEND**
- MONUMENT FOUND
  - IRON MARKER FOUND
  - 5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON - PLS 2137" TO BE SET
  - BOUNDARY LINE OF SURVEYED PARCEL
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  - ROAD RIGHT OF WAY LINE (APPROX.)
  - ..... COMPUTATIONAL TIE LINE
  - STONE WALL (APPROX.)
  - EDGE OF TRAVELED WAY
  - U--- UTILITY LINE
  - C/CMP 13 UTILITY POLE WITH NUMBER
  - IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - DH DRILL HOLE
  - △ 4 ARBITRARY TRAVERSE POINT WITH NUMBER
  - 12, 1001 ARBITRARY COMPUTATIONAL POINT NUMBER
  - BK 10674, PG 197 DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
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  - R/W RIGHT OF WAY
  - N/F NOW OR FORMERLY HELD BY
  - AC. ACRES
  - ± MORE OR LESS
  - SEWER MANHOLE
  - LIGHT POLE
  - CATCH BASIN
  - WATER SHUT OFF
  - HYDRANT
  - SIGN
  - WATER VALVE
  - ELEVATION TEMPORARY BENCH MARK
  - TEST PIT

- = NO-CUT BUFFER
- = BUILDING ENVELOPES
- ▨ = WETLANDS
- ▩ = VERNAL POOL

NOTE: IMPACTS WITHIN THE 250' VERNAL POOL SETBACK AND IMPACTS TO WETLANDS WILL REQUIRE A MAINE DEP NRPA PERMIT BY RULE. THE BUILDING ENVELOPES FOR LOT B AND LOT C AND THE DRIVEWAY FOR LOT A WILL BE LIMITED BY THE NRPA PERMIT.



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STATE OF MAINE  
KEVIN P. CLARK  
#2245  
PROFESSIONAL LAND SURVEYOR

DATE: \_\_\_\_\_  
KEVIN P. CLARK, PLS #2245

NOT VALID UNLESS EMBOSSED HERE  
PERMITTING REVIEW

**TITLE:** PRELIMINARY SUBDIVISION PLAN  
CONSERVATION SUBDIVISION OPTION

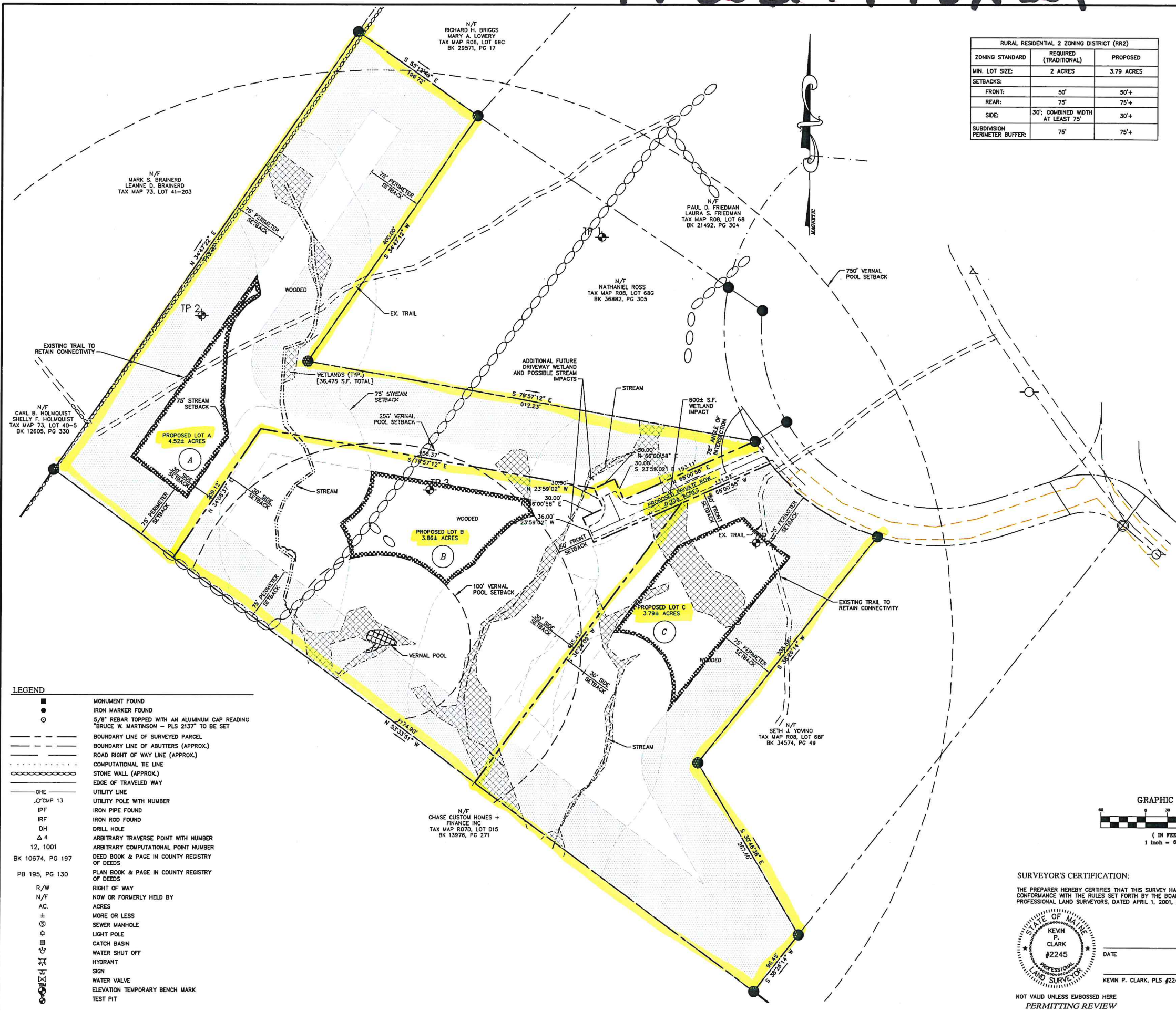
**PROJECT:** ROSS ESTATES  
BLANCHARD ROAD EXTENSION, CUMBERLAND, MAINE

**PREPARED FOR:** STONEWOOD LAND, LLC  
8 ROBERTS STREET, FALMOUTH, MAINE 04105

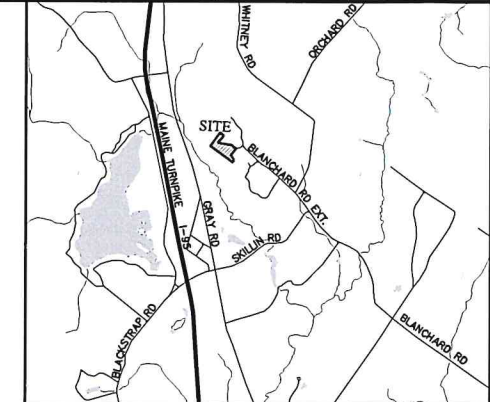
**SITELINES**  
119 PURINTON ROAD, SUITE A  
BRUNSWICK, MAINE 04011  
207.725.1200  
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK:	SCALE: 1"=60'	SHEET:
DRN BY:	JOB #: 4185	2B
CH'D BY:	MAP/LOT: R08 / 68I	
DATE: 11-16-2020	FILE: 4185 SUB	

# Traditional



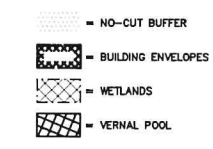
RURAL RESIDENTIAL 2 ZONING DISTRICT (RR2)		
ZONING STANDARD	REQUIRED (TRADITIONAL)	PROPOSED
MIN. LOT SIZE:	2 ACRES	3.79 ACRES
SETBACKS:		
FRONT:	50'	50'+
REAR:	75'	75'+
SIDE:	30'; COMBINED WIDTH AT LEAST 75'	30'+
SUBDIVISION PERIMETER BUFFER:	75'	75'+



LOCATION MAP  
NOT TO SCALE

**NOTES:**

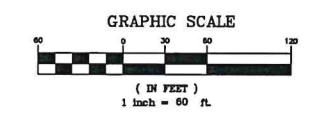
- TITLE REFERENCE FOR SURVEYED PARCEL:  
BK 36884, PG 28
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- AREA INFORMATION:  
540,475 S.F. (12.41 ACRES)
- TAX MAP REFERENCE:  
TAX MAP ROB, LOT 68I.
- BASIS OF BEARINGS:  
BEARINGS ARE MAGNETIC AND ARE BASED ON HAND COMPASS BEARINGS ALONG RANDOM TRAVERSE LINES.
- DENSITY CALCULATIONS:  
GROSS ACREAGE: 540,475 S.F. (12.41 AC.)  
SLOPES (20%): 0 S.F. (0 AC.)  
WETLANDS: 38,475 S.F. (0.88 AC.)  
100YR FLOOD: 0 S.F. (0 AC.)  
RIGHTS-OF-WAY: 10,148 S.F. (0.23 AC.)  
RP DISTRICT: 0 S.F. (0 AC.)  
NET RESIDENTIAL ACREAGE: 491,852 S.F. (11.29 AC.)



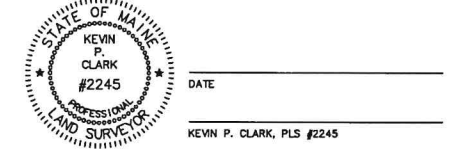
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**LEGEND**

■	MONUMENT FOUND
●	IRON MARKER FOUND
○	5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON - PLS 2137" TO BE SET
---	BOUNDARY LINE OF SURVEYED PARCEL
- - -	BOUNDARY LINE OF ABUTTERS (APPROX.)
- - - - -	ROAD RIGHT OF WAY LINE (APPROX.)
.....	COMPUTATIONAL TIE LINE
○ ○ ○ ○ ○	STONE WALL (APPROX.)
—	EDGE OF TRAVELED WAY
—	UTILITY LINE
○ C/M/P 13	UTILITY POLE WITH NUMBER
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
DH	DRILL HOLE
△ 4	ARBITRARY TRAVERSE POINT WITH NUMBER
12, 1001	ARBITRARY COMPUTATIONAL POINT NUMBER
BK 10674, PG 197	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
PB 195, PG 130	PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY HELD BY
AC.	ACRES
±	MORE OR LESS
⊕	SEWER MAINHOLE
⊙	LIGHT POLE
⊕	CATCH BASIN
⊕	WATER SHUT OFF
⊕	HYDRANT
⊕	SIGN
⊕	WATER VALVE
⊕	ELEVATION TEMPORARY BENCH MARK
⊕	TEST PIT



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DATE: \_\_\_\_\_  
KEVIN P. CLARK, PLS #2245  
NOT VALID UNLESS EMBOSSED HERE  
PERMITTING REVIEW

**TITLE:** PRELIMINARY SUBDIVISION PLAN  
TRADITIONAL SUBDIVISION OPTION

**PROJECT:** ROSS ESTATES  
BLANCHARD ROAD EXTENSION, CUMBERLAND, MAINE

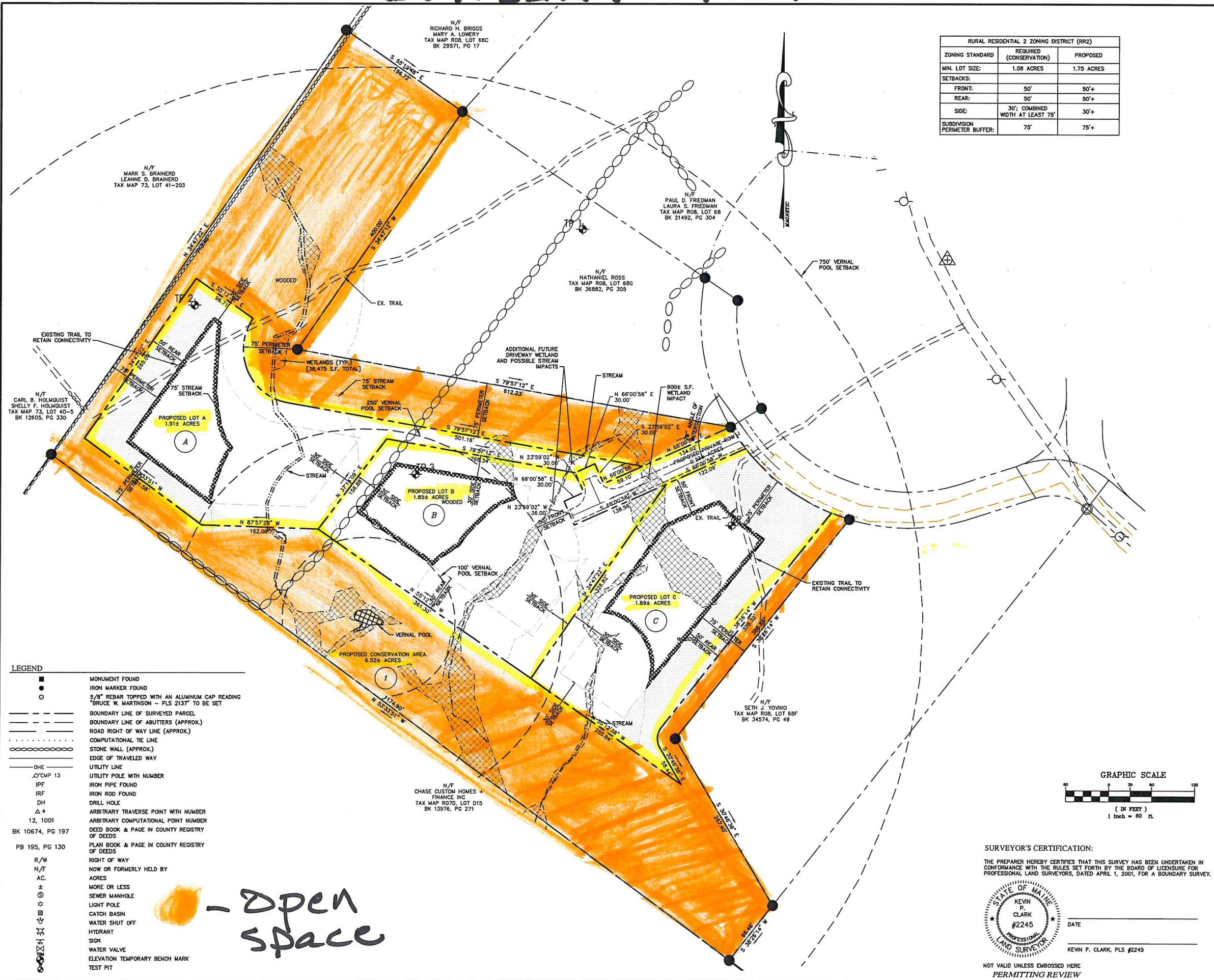
**PREPARED FOR:** STONEWOOD LAND, LLC  
8 ROBERTS STREET, FALMOUTH, MAINE 04105

**SITELINES**  
119 PURINTON ROAD, SUITE A  
BRUNSWICK, MAINE 04011  
207.725.1200

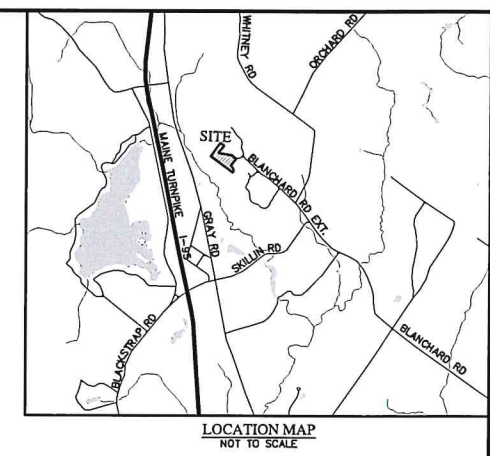
**CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS**

FIELD WK:	SCALE: 1"=60'	SHEET:
DRN BY:	JOB #: 4185	2A
CHD BY:	MAP/LOT: R08 / 68I	
DATE: 11-16-2020	FILE: 4185 SUB	

# CONSERVATION



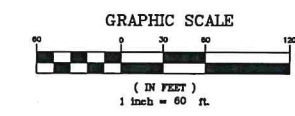
RURAL RESIDENTIAL 2 ZONING DISTRICT (RR2)		
ZONING STANDARD	REQUIRED (CONSERVATION)	PROPOSED
MIN. LOT SIZE:	1.08 ACRES	1.75 ACRES
SETBACKS:		
FRONT:	50'	50'+
REAR:	50'	50'+
SIDE:	30'; COMBINED WIDTH AT LEAST 75'	30'+
SUBDIVISION PERIMETER BUFFER:	75'	75'+



- NOTES:**
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  - PLAN REFERENCE(S):**  
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  - BASIS OF BEARINGS:**  
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  - DENSITY CALCULATIONS:**  
GROSS ACREAGE: 540,475 S.F. (12.41 AC.)  
SLOPES (20%): 0 S.F. (0 AC.)  
WETLANDS: 38,475 S.F. (0.88 AC.)  
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RIGHTS-OF-WAY: 10,148 S.F. (0.23 AC.)  
RP DISTRICT: 0 S.F. (0 AC.)  
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MAXIMUM NUMBER OF LOTS ALLOWED: 11.29 AC / 2 AC (RR2) = 5.65 LOTS  
MINIMUM LOT SIZE: 50% OF GROSS ACREAGE / MAX ALLOWABLE LOTS  
6.21 AC / 5.65 LOTS = 1.10 ACRES
  - OPEN SPACE REQUIREMENTS:**  
GROSS ACREAGE: 12.41 ACRES  
50% OF AREA: 6.21 ACRES MINIMUM OPEN SPACE REQUIREMENT  
PROPOSED OPEN SPACE = 6.52± ACRES

- LEGEND**
- MONUMENT FOUND
  - IRON MARKER FOUND
  - 5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON - PLS 2137" TO BE SET
  - BOUNDARY LINE OF SURVEYED PARCEL
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  - ⊕ TEST PIT

**Open Space**



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DATE: \_\_\_\_\_  
KEVIN P. CLARK, PLS #2245  
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**TITLE:** PRELIMINARY SUBDIVISION PLAN  
CONSERVATION SUBDIVISION OPTION

**PROJECT:** ROSS ESTATES  
BLANCHARD ROAD EXTENSION, CUMBERLAND, MAINE

**PREPARED FOR:** STONEWOOD LAND, LLC  
8 ROBERTS STREET, FALMOUTH, MAINE 04105

**SITELINES**  
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207.725.1200  
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK:	SCALE: 1"=60'	SHEET:
DRN BY:	JOB #: 4185	<b>2B</b>
CHD BY:	MAP/LOT: R08 / 68L	
DATE: 11-16-2020	FILE: 4185 SUB	



## **Subdivision Type Recommendations for Ross Estates**

### **Cumberland Lands and Conservation Commission**

**(Revised 2/15/21 based on 2/11/21 Stonewood Land LLC, Sitelines Revised Plans)**

The Lands and Conservation Commission (LCC) recommends that Ross Estates be developed as a Conservation Subdivision. Based on the criteria listed in Subdivision of Land - General Provisions – Purpose (250-1) and the criteria listed in Section B (3) of the General Subdivision Standards (250-5), the LCC recommends that the Planning Board approve the proposed 3-lot Ross Estates subdivision as a Conservation Subdivision.

The proposed subdivision contains several streams, wetland areas, and a vernal pool. In addition, the subdivision borders on the open space of a neighboring subdivision. In fact, the conserved open space in the proposed Conservation Subdivision plan would add to the 30 acres of privately-owned open space in the adjoining Stonegate Subdivision, which, in turn, connects to 20 acres of Town-owned open space in the Westbranch Subdivision (see map below). In addition, there is the potential for additional open space if surrounding properties are developed. Large contiguous tracts of open space are important to help preserve wildlife habitat.

The proposed open space in the Conservation Subdivision plan is broken into two larger parcels connected by narrower corridors of open space. While it would be ideal to have the two larger parcels of open space adjoin the neighboring open space, the smaller parcel that is separated does help protect the wildlife habitat around a stream and wetlands. The larger parcel of proposed open space does adjoin the neighboring open space and contains three streams, wetlands, a vernal pool, and steep slopes. The open space in the larger parcel would not only protect the habitat in the area surrounding the streams, wetlands, and vernal pool, but would also help protect the steep slopes in the area from erosion.

In terms of trails, the plans show two existing trails in the area of the planned subdivision with one of those trails connecting to a trail in the Town of Gray. It is currently not known whether these trails are actively being used by the public. However, the open space and easements in the neighboring subdivisions leave open the possibility of future connecting trails through this and the adjoining properties. The proposed corridors of open space surrounding the 3 lots could also become important in case any of the private property owners close the trails across their properties.

The LCC believes the Conservation Subdivision ordinance and particularly the requirements for open space positively impact the value of homes in a subdivision and the surrounding neighborhoods. In this case, the proposed lot sizes for the Conservation Subdivision plans are similar in size to those of the neighboring subdivision. In the proposed Conservation Subdivision plans, lot sizes for Ross Estates would average 1.88 acres. This compares to average lot sizes in the adjoining Stonegate Subdivision averaging 1.93 acres. Current assessed values of the Stonegate properties average \$510,000. The LCC believes that conserved open space surrounding these properties will add to their value and marketability.



**From:** [Jeffrey Kalinich](#)  
**To:** [Christina Silberman](#)  
**Cc:** [Carla Nixon](#)  
**Subject:** Re: Subdivision Proposal  
**Date:** Monday, January 11, 2021 11:27:35 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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**WARNING: This is an external email that originated outside of our email system. DO NOT CLICK links or open attachments unless you recognize the sender and know that the content is safe!**

Hi Christina,

I am interested in having the following questions addressed at the upcoming workshop.

- 1) Who would own the proposed conservation areas and be responsible for their management, protection and any potential liability?
- 2) Isn't the vernal pool, wetlands and streams currently protected by Maine's Natural Resources Protection Act?
- 3) Does having conservation areas in this subdivision further any Town objective that isn't met otherwise?
- 4) Does having these conservation areas in this proposal allow for the construction of additional dwelling units as opposed to the traditional subdivision?
- 5) Does having a conservation versus traditional subdivision have any bearing on what road standard will be required for accessing the subdivision on the unpaved section of Blanchard Road Extension?
- 6) What road standard is being required on the unpaved section of Blanchard Road Extension?

Thank you for your time and consideration.

Jeff

On Thu, Jan 7, 2021 at 2:14 PM Jeffrey Kalinich <[jeffrey.c.kalinich@gmail.com](mailto:jeffrey.c.kalinich@gmail.com)> wrote:

I appreciate your help Christina.

On Thu, Jan 7, 2021 at 8:21 AM Christina Silberman <[csilberman@cumberlandmaine.com](mailto:csilberman@cumberlandmaine.com)> wrote:

Jeff,

Here is a link to the Town Ordinance regarding Subdivision of Land,

<https://www.ecode360.com/14882911>. Please see Article VI, section 250-14 for the specifics regarding the workshop process.

Christina



Christina Silberman, Administrative Assistant

Planning and Code Enforcement, Town of Cumberland

[207-829-2206](tel:207-829-2206) or [207-829-2207](tel:207-829-2207)

[www.cumberlandmaine.com](http://www.cumberlandmaine.com)

290 Tuttle Road, Cumberland, Maine 04021



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**From:** Jeffrey Kalinich <[jeffrey.c.kalinich@gmail.com](mailto:jeffrey.c.kalinich@gmail.com)>

**Sent:** Wednesday, January 6, 2021 5:10 PM

**To:** Christina Silberman <[csilberman@cumberlandmaine.com](mailto:csilberman@cumberlandmaine.com)>

**Subject:** Subdivision Proposal

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Hi Christina,

I am inquiring about the Planning Board workshop for Map R08, Lot 68I for which I received notification today. When I went to the website to find supporting materials for the proposal I couldn't find any. Did I miss something or has nothing been provided regarding the proposal? According to the notification the discussion centers around which subdivision type would be best suited for the parcel. Could you direct me to the Ordinance provisions, and any other guidance, that pertains to conservation and traditional subdivisions that the Planning Board will be considering?

Thank you for your assistance.

Jeff

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To: [csilberman@cumberlandmaine.com](mailto:csilberman@cumberlandmaine.com) [Remove](#) this sender from my allow list

[csilberman@cumberlandmaine.com](mailto:csilberman@cumberlandmaine.com)

From: jeffrey.c.kalinich@gmail.com

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**From:** [Christopher Falk](#)  
**To:** [Christina Silberman](#)  
**Subject:** Stonewood Subdivision  
**Date:** Wednesday, February 10, 2021 7:05:49 AM

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**WARNING: This is an external email that originated outside of our email system. DO NOT CLICK links or open attachments unless you recognize the sender and know that the content is safe!**

Good morning,

My wife Erin and I own the lot immediately adjacent to the proposed subdivision on Blanchard Road Extension (R08, 68F). We plan to build a home on our lot this year, and Nate Ross (owner of Stonewood Land, LLC and his own personal lot next door as well) has been thoughtful and accommodating to us, considering us as he runs power, improves the road, and clears his personal lot for his own construction.

Our preference among the proposals is the conservation subdivision. We believe that it is in the best keeping with the rural character of the neighborhood to maintain open space. Our lot is approximately three acres, and we are building on a small section on the northern end of the land so as to keep as much open and natural forest as possible. If the conservation subdivision is adopted as proposed in the drawings, open land would be preserved to the south of our property and the proposed lots that would abut existing preserved land further south, and then on to the river. This would provide a large contiguous block of open forest for the enjoyment of the surrounding homes.

From a value standpoint, quite a few buyers would appreciate the preserved land as much or more than a larger lot of their own. It would benefit not only the owners of the proposed lots but the larger neighborhood and community.

Thanks,

Chris & Erin Falk

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**From:** [Jeff Nevulis](#)  
**To:** [Planning Board](#); [Carla Nixon](#); [William Longley](#); [Christina Silberman](#)  
**Cc:** [nicole.nevulis@gmail.com](mailto:nicole.nevulis@gmail.com)  
**Subject:** BLANCHARD ROAD EXTENSION PLANNED SUBDIVISIONS  
**Date:** Thursday, March 11, 2021 11:09:30 AM

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**WARNING: This is an external email that originated outside of our email system. DO NOT CLICK links or open attachments unless you recognize the sender and know that the content is safe!**

Good morning Carla/Cumberland Planning Board.

We are writing in response to both developments proposed on Blanchard Road Extension. We welcome the new development; the impact of it needs to be noted and considered. The addition of 17 new homes in the Westbranch Rd, Blanchard Road Extension, and Stonewall community will transition the area away from rural and towards a traditional suburban neighborhood. As residents residing directly on Blanchard Rd Ext, we are most impacted.

The change in dynamic brings up concerns that need addressing:

- Volume Increase & Speed of Street Traffic:
  - Volume increases 17 new homes = 28 new travelers, plus visitors on the road
  - Existing speed issues (already brought to the police)
    - Drivers who miss the right turn to Orchard or go the wrong direction on Blanchard, once realizing their mistake, speed excessively out of the extension. This increases during fairground events and orchard season.
    - There are already landscaping services, and construction vehicles are often observed at high rates of speed.
    - General traffic is going at high rates of speed.
    - Police have been advised. We were informed the Ext is unposted and thus 25 MPH.
  - Given the above, we strongly feel safety and speed need addressing. We have a small police department, and we would like to look at cost-effective ways to manage traffic speed on the road. The price of a life is worth the inconvenience and cost of traffic calming measures.
  - Street Lighting – There is minimal street lighting in the area, which is a concern
  - Environmental impact of runoff
  
- Proposed New Street Location:
  - Close to our driveway, exit from Westbranch, and exit from Blanchard Ext. Given the above, and in general, It seems that it will create more potential for an accident and difficult for our ability to exit and enter our driveway. We'd like to see it as a four-way stop. There have been several close calls already with pedestrians and bicyclists almost being hit at this intersection, including my wife.
  
- Public Safety:
  - Our understanding is the existing community has fire protection from the fire pond along Blanchard Rd Ext. We are unsure of the location of the next closest fire hydrant beyond the fire pond. Over the past few years, during dry spells, the fire pond has dropped significantly

in volume.

- 15 Foot Buffer – There is mention of a 15-foot buffer strip for a future path for adjoining subdivision development. What exactly is this?

We appreciate your consideration of the impact this brings to our neighborhood and quality of life.

Best Regards.

Jeff & Nicole Nevulis

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[csilberman@cumberlandmaine.com](mailto:csilberman@cumberlandmaine.com)

From: jnevilis@sprintmail.com

Message Score: 1

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High (60): **Pass**

Medium (75): **Pass**

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**From:** [Jennifer Hazard](#)  
**To:** [Christina Silberman](#)  
**Cc:** [Ted Hazard](#)  
**Subject:** 14-lot major subdivision 365 Blanchard Rd. Ext./traffic concerns  
**Date:** Thursday, March 11, 2021 12:06:03 PM

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**WARNING: This is an external email that originated outside of our email system. DO NOT CLICK links or open attachments unless you recognize the sender and know that the content is safe!**

Christina,

I live on 48 Westbranch Road, off the Blanchard Road Extension. As you're likely aware, building has already begun on the Extension road. My family of four regularly walks what we call "the loop," which goes from our street to Stonewall Drive, down the Extension road, and back. It's a walk many of my neighbors enjoy. Since construction started on one house on the Extension road, our loop walk has often been interrupted by trucks barreling down the road with no concern for pedestrians or speed.

Our small community is made up of young families, seniors and teenagers like mine. I worry that the traffic will become worse with more construction and more homes. I'm even more concerned that someone will inevitably get hurt.

During the last town meeting, some of my neighbors joined the call to express their concerns, but were unable to voice them (there were technical issues and time constraints). We enjoy the quiet and rural nature of our community, and would prefer the builder keep to the original plan of just 3-4 homes.

Thanks in advance for taking time out to hear my concerns.

All best,

Jen

Jennifer Hazard  
she/her/hers  
[hazardmaine@gmail.com](mailto:hazardmaine@gmail.com)  
[jenhazard.com](http://jenhazard.com)  
207.749.0249

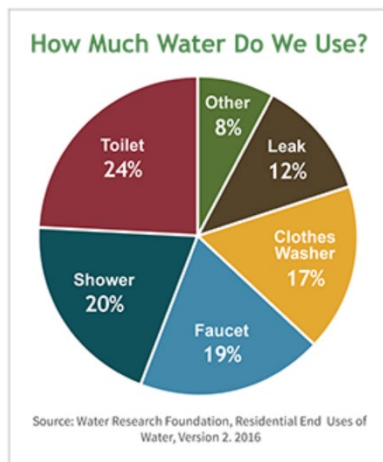
March 14, 2021

To: William Shane, Cumberland Town Manager and Members of the Planning Board

RE: Proposed Blanchard Road Ext Developments - potential impacts to local water supplies

Thank you for the opportunity to comment on the proposed developments on Blanchard Road Extension. I am not opposed to the development itself but do have **serious concerns related to maintaining an adequate residential water supply in an area that depends on bedrock wells**. One of the Town's responsibilities during the development review process is to ensure that the proposed actions do not result in detrimental impacts to existing properties and uses. The ability for existing residences to have ongoing access to adequate water supplies – whether through preserving the integrity of the current aquifer or providing an alternative means (e.g., extending the Portland Water District line from Skillins Road to the existing and proposed developments) - would fall within that general remit. Without a proper water supply, existing properties could be rendered “unfit” for residential use and potentially become stranded assets. It is important to ensure that any Town-approved developments do not lead to that.

I have included some preliminary information for your consideration. **The average person in the United States uses approximately 82 gallons of water per day with the average single-family household using 300 gallons a day.**<sup>1,2</sup> A general breakdown of that usage is illustrated below.



There are approximately 44 homes in the existing upper Blanchard Road Extension, Stonewall Drive and Westbranch Road neighborhood that depend largely on bedrock wells for their source of water. This is a somewhat arbitrary delineation since the homes on the lower Blanchard Road Extension, as well as those on Orchard Road (including the new development of 10 additional homes) may also have a hydrologic link to these same groundwater sources. But, for the sake of this discussion, we will focus on the 44 existing homes and the proposed 20 new homes of the Blanchard Road Extension developments that are currently being reviewed.

Using the figures above, **the 44 existing homes are using approximately 13,200 gallons of water a day**. This translates into **more than 4.8 million gallons a year**. **An additional 20 homes would increase that demand by nearly 50%, or by at least 6,000 gallons a day, resulting in a total yearly demand of more than 7 million gallons a year**. Again, this does not take into consideration the other new development on Orchard Road which may be tapping some of the same groundwater resources.

1. USGS, 2018. [Summary of Estimated Water Use in the United States in 2015](#).
2. EPA, 2021. [How We Use Water](#). Accessed March 14, 2021.

	Existing	Proposed
<b>Number of homes</b>	44	64
<b>Daily Water Use (gallons)</b>	13,200	19,200
<b>Yearly Water Use (millions of gallons)</b>	4.8	7.0

Based on the geographic proximity of the homes and the general geology of the area, it is highly likely that these sources are all drawing from the same aquifer and/or grouping of aquifers. It is also highly likely, based on surficial typologies and water features, that they are also **sharing the same recharge areas – some of which may be located in the area of the proposed development.**

Yields, recovery rates and areas of recharge are key components in determining whether or not there is adequate water supply to support a well for residential use. There is an increasing complexity to that determination when it extends beyond a single well. Therefore, it is important to have a trained hydrogeologist conduct this work – and one with a working familiarity with southern Maine geology and bedrock wells.

**In addition to basic water needs, there are also fire safety implications.** The Town’s Fire Department recognized that there is not an adequate water supply in this area for typical hydrant-based interventions. Therefore, the houses in the Westbranch Road development (and possibly other residences in this area) were required to install fire protection sprinkler systems including associated on-site storage tanks. The fire pond located on Blanchard Road Extension is an identified “back-up” source but is sensitive to drought conditions, with the water level dropping precipitously last summer. An increased residential density, without supplemental sources of water, will further exacerbate this issue. It will impact the fire safety of both the existing and proposed structures and could have larger insurance implications.

Based on the information above, I would request that **the Town require a water study to be completed before granting final approval for this development and/or allow for binding contingencies if the study revealed inadequate groundwater resources.** The study would be conducted by a practicing groundwater hydrologist that it is licensed in the state of Maine. The entity conducting this work should be hired directly by the Town and should not have either a professional or personal conflict of interest with this proposed work. The Town could still request funding of this study by the developer or owner as a condition of the development approval process, but it is critical that the actual engagement and accountability of the hired hydrogeologist be to the Town and, through that, the citizens that it represents. The inquiry would:

- (1) establish the characteristics of the existing aquifer(s) that currently provide water to this area;
- (2) determine the overall capacity (how much water the aquifer can store, and where the water table currently sits) and yield (the rate at which the water be extracted) of that water supply;
- (3) identify the main source(s) of the groundwater resources and key areas of recharge;
- (4) establish the average recovery times (how long it takes the water supply to be replenished dependent on the volume and rate at which it is extracted);

- (5) highlight any areas of concern with respect to seasonal variations (e.g., lower water tables in summer because of evaporation or in winter if key recharge areas are frozen over, etc.);
- (5) determine the ability of the current groundwater resources to support additional households and development without detrimentally impacting the existing homesteads that depend on it; and,
- (6) any other essential information that the hydrogeologist may need in making this determination.

As a resident of Cumberland, I am excited to welcome new families to the area and have more people join our neighborhood. My comments do not represent an anti-development perspective but rather one that ensures a balance between short-term gains and longer-term considerations – the latter being **a key determinant in maintaining a sustainable future for the Town and its communities, and avoiding the potential creation of stranded assets.**

I am glad to engage in a longer discussion if there is an interest and am very much looking forward to your response. I will be sharing this letter with others in my neighborhood who have likewise expressed concern over maintaining an adequate water supply, so there may be additional follow up on those fronts as well. Again, thank you for your efforts and the opportunity to participate in the process.

Sincerely,



Lisa L. Churchill

Licensed Maine Geologist (#428)

27 Westbranch Road

LisaLChurchill@outlook.com